

## **NORTHGATE SINGLE FAMILY REZONE POLICY & SUPPORTING RATIONALE**

Submitted by Barbara Maxwell July 7, 2004

**POLICY: Option 3: Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning.**

### **SUPPORTING RATIONALE:**

1. *Final Environmental Impact Statement/Northgate Area Comprehensive Plan* (July 1992).
  - “In the Recommended Plan, zoning changes have been decided in favor of the SF zones. With one exception, single family zoning boundaries are held firm—rezones occur in the multifamily and commercial zones.”
2. *Northgate Area Comprehensive Plan* (September 1993)
  - Policy 4: Policy basis: “Most significant increase in housing opportunities shall be provided **within the core**”...“Outside the core, new housing will be encouraged in **existing multifamily and commercial zones**...”
  - Implementation Guideline 4.3: Maintain and protect single family neighborhoods. **Outside the core, land use actions shall be directed to protect existing single-family neighborhoods. New housing will be encouraged in existing multifamily and commercial zones....”**
  - Ordinance 116770: “Whereas, The Northgate Area Comprehensive Plan identifies an **underlying policy of concentrating growth in the core**...”
  - Ordinance 116795: Purpose and intent of creating the Northgate Overlay District and Chapter 23.71 of SMC: “**The purpose of this Chapter is to implement the Northgate Area Comprehensive Plan by regulating land use and development within the Northgate Overlay District in order to: ....B. To protect the residential character of residential neighborhoods;**”
  - Ordinance 116794: Repeats the whereas language regarding the **underlying policy of concentrating growth in the core** and addresses rezones as follows: “Whereas, the City Council finds that portions of the Northgate area should be rezoned to help achieve the goals of the Northgate Area Comprehensive Plan, and that such rezoning will protect and promote the health, safety and welfare of the general public.” The area north of N. 113<sup>th</sup> Street was considered at that time.
  - The City Comprehensive Plan Urban Center policies established requirements for urban centers including the following: “**Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries.**”

- *Plan Review and Evaluation of the Northgate Area Comprehensive Plan* (June 2000): Regarding Implementation Guideline 4.3, the review states: “This guidance supplements the existing emphasis of the Land Use Policies and City’s Comprehensive Plan on **protecting single-family neighborhoods.**” SPO Recommendations focused on encouraging housing inside the core and made no recommendations specific to changing the single-family policy.
- *Work Plan Matrix for the 1993 Northgate Area Comprehensive Plan, Spring 2001*: “Future land use-related implementation actions will focus upon: ...”Continuing to use existing decision making processes to achieve development that is consistent with the City’s Comprehensive Plan.”
- City Comprehensive Plan: LG5: Maintain as single-family neighborhoods areas that are currently in predominantly single-family residential use and are large enough to create the sense of a low-density residential environment. LG6: Preserve the character of single-family residential areas and discourage the demolition of single-family residences.....The character of single-family areas includes the use, development and density characteristics.” LU5- “Designate as single-family residential areas those areas that are predominantly developed with single-family structures and are large enough to maintain a low-density development pattern.” Proposed LU6: “In order to maintain the existing character of single-family residential areas, discourage the conversion of areas with single-family character to more intensive land uses.”
- Resolution 30642 (Northgate framework resolution) directed that Northgate Plan Policies be incorporated into the City Comp Plan. Includes the concentrate in the core language.